

KIRKLAND HEARING EXAMINER MEETING – OCTOBER 20, 2005

PUBLIC HEARING

a. PARS Properties, File No. SPL05-00023 AND ZON05-000017

The Hearing Examiner, Don Largen, called the meeting to order at 7:00 p.m. Stacy Clauson and Nancy Cox represented the Department of Planning and Community Development.

Ms. Clauson submitted the staff advisory report as Exhibit A, background information on stream classification as Exhibit B, and a public comment letter as Exhibit C. Ms. Clauson then gave a PowerPoint presentation to provide background information on the said property. Her presentation topics included:

- Vicinity Map
- Applicant's Request
- New Issue: Stream Classification
- New Issue: Staff Recommendation
- Existing Conditions
- Public Comment
- SEPA
- Key Issues
- Wetland Buffer Reduction
- Existing Buffer
- Buffer Enhancement
- Summary of Criteria KZC 90.60
- Environmentally Sensitive Areas
- Lot Size Averaging
- Vehicle Access
- Staff Recommendation

John Medina, the applicant, said that he appreciated staff's work, responsiveness and enforcement of city codes and requirements. Regarding his reduction requests, he said that he appreciates the city's approach in mitigating certain areas that have marginal conditions. The applicant stated that he has addressed the wetlands concerns with mitigation efforts, concerns with road narrowing, and drainage concerns.

Mr. Medina said that the increase in the stream buffer from 60 to a 75-foot buffer will reduce property lots 2 and 3 located at the back of the property from 2,000 square feet to approximately 1,400 square feet. He said that he is willing to accept the reduction and asked if staff could allow the project to move forward without further delay.

The Hearing Examiner asked the applicant if he had any outstanding issues regarding the property. The applicant responded no. He said they have worked hard and closely with city staff and have thoroughly discussed the codes that are in affect. He added that he has been responsive to staff during these discussions.

PUBLIC COMMENT

KIRKLAND HEARING EXAMINER MEETING – OCTOBER 20, 2005

Randy Newell, 19937 NE 154th St Woodinville, said that he works in the area. He asked if a Class A stream can be mitigated back to 50+ feet.

Ms. Clauson said that there is a process for mitigating streams via the zoning requirements. She said that the applicant is currently carrying out a similar type process as part of the wetland buffer reduction request.

Mr. Newell responded that he approves of the project. He said that the project is sensitive to the needs of the public and provides much needed residential lots in the area.

The Hearing Examiner asked staff if there are other issues to consider in moving forward now that the applicant has accepted staff's recommendations. Ms. Clauson responded that the applicant must understand that can be no variances to the lots regarding set backs and the lots must be buildable.

The Hearing Examiner reiterated that the applicant is choosing staff recommendation Option #1. The applicant confirmed this choice. The Hearing Examiner said that the applicant must submit an updated graphic for staff review and to provide a paper trail. The applicant responded that they have already submitted an updated graphic to staff.

The Hearing Examiner responded that he wants staff to review the updated graphic to provide a paper trail. He requested that staff complete review of the updated graphic by Thursday, October 27. The Hearing Examiner asked the applicant if he accepts this requirement. The applicant confirmed that he accepts it.

The Hearing Examiner closed the verbal portion of the hearing at 7:29 p.m. The written portion of the hearing will remain open until the end of the business day October 27.

Hearing nothing further, the Hearing Examiner closed the public hearing of the PARS Properties Public Hearing, SPL05-00023 and ZON05-00017 7:30 at p.m.

Nancy Cox, Planning Manager
Planning and Community Development

Recording Secretary: Susan Hayden
Professional Office Services